

6/22/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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UNPERMITTED DEMOLITION, BEDFORD H- On **6/14**, a CV unit owner reported unpermitted demolition at **190 Bedford H**. I inspected this unit on **6/15** and found that interior kitchen walls had been removed. The Bedford H Board had not given prior permission for this work to start, and no application for a permit was found on the PZB permit tracking website. I sent a report to PBC Code Compliance, **#C-2026-06150003**.

NON-CODE COMPLIANT ENCLOSURE, 2 CAMBRIDGE A- On **6/15**, a CV unit owner sent pictures of a strange situation at **2 Cambridge A**, a boarded up rear screen wall with a vent and a drain leading to a buried plastic barrel. I inspected this unit on **6/17** and found that the back rear screen wall and entry door had been covered with plywood. I was unable to access the interior of the unit, but my best guess is that a stacked washer/dryer unit has been installed with washer greywater draining into the buried plastic barrel. I sent a report to PBC Code Compliance, **#C-2026-06170012**.

PZB SPECIAL MAGISTRATE- When a PBC Code Enforcement Officer determines that violations exist at a CV unit or building, a **Notice of Violation** is sent to the unit owner or association, which describes the violations and methods to bring the unit or association into compliance with County code. When a unit owner or association fails to come into compliance, the violation is placed on the PZB Special Magistrate's docket; violators are liable for fines retroactive to the date the NOV was issued. On the **7/1** and **8/5** Special Magistrate's dockets, one CV association is listed (**Dorchester F**) and two unit owners are listed (**6 Waltham A and 438 Southampton B**). This Association Board and these unit owners should make sure that their representatives attend these hearings, or contact PZB beforehand to clear up the violations and avoid fines, which can be up to one thousand dollars per day.

CHANGE OF ASSOCIATION MANAGEMENT- Most CV associations have management companies under contract. When an association changes managers, it is important that UCO be informed of the change, especially since the management companies usually pay the association's bills. UCO provides an **ASSOCIATION MANAGEMENT UPDATE FORM**, appended to this report and also available at WWW.UNITEDCIVIC.ORG.

SOUTH CANAL- Last week, **Budget Fence and Gate Systems** resumed installation of new fencing along the south side of South Canal.

NORTH CANAL- Last week, **JFB Construction** submitted a draft contract to UCO, for the refurbishment of North Canal This draft contract has been sent to UCO's Attorney for review.

PAVING REPAIRS- This week, **Federal Maintenance** will make repairs to roads and walkways at various sections of Century Village.

END OF REPORT

HURRICANE PREPAREDNESS — EVENT FOR SENIORS —

FREE EMERGENCY HURRICANE MEALS & PREPAREDNESS INFORMATION



Are You Ready for Hurricane Season?

Join us for a special hurricane preparedness event designed to help older adults stay safe before, during, and after a storm.

EVENT DETAILS



DATE: August 7, 2026



TIME: 11:00 AM – 2:00 PM,
or while supplies last



LOCATION: Century Village WPB –
Main Clubhouse



**FREE FOR
ADULTS AGE 60+**



**OR WHILE
SUPPLIES LAST!**

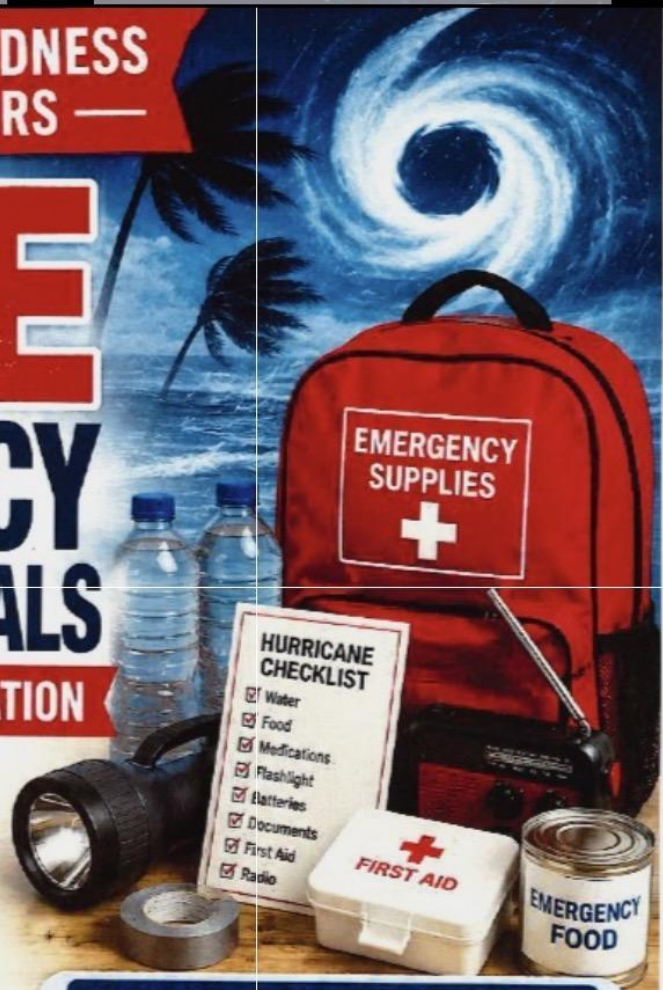
LIMITED SUPPLIES AVAILABLE.
FIRST COME, FIRST SERVED.



SPONSORED BY
**PALM BEACH COUNTY
COMMUNITY SERVICES**



*Prepare today.
Stay safe tomorrow.*



PARTICIPANTS WILL RECEIVE:

- ✓ Emergency Hurricane Meals
- ✓ Hurricane Preparedness Information
- ✓ Emergency Planning Resources
- ✓ Tips for Staying Safe During Storms



190 BEDFORD H- KITCHEN WALLS AT THIS UNIT WERE REMOVED. NO PERMIT WAS APPLIED FOR. THE BOARD DID NOT GIVE PERMISSION FOR THIS DEMOLITION TO HAPPEN. I SENT A REPORT TO PBC CODE COMPLIANCE, #C-2026-06150003.



190 BEDFORD H- KITCHEN WALLS AT THIS UNIT WERE REMOVED. NO PERMIT WAS APPLIED FOR. THE BOARD DID NOT GIVE PERMISSION FOR THIS DEMOLITION TO HAPPEN. I SENT A REPORT TO PBC CODE COMPLIANCE, #C-2026-06150003.



2 CAMBRIDGE A- THIS MESS WAS REPORTED IN BY A CV UNIT OWNER. BEST GUEST: THE RESIDENT PUT A STACKED WASHER DRYER UNIT IN THE PATIO ROOM. THE VENT UP TOP IS FOR THE DRYER. THE BARREL BURIED IN THE GROUND IS WHERE THE WASHER'S GREY WATER IS DRAINING INTO. THE ASSOCIATION'S BOARD WAS NOTIFIED. A REPORT WAS SENT TO PBC CODE COMPLIANCE, #C-2026-06170012.

Agenda No.: Complexity Level: 1 Status: Active
Respondent: Simon, Mihai; Keller, Eva CEO: John Gannotti
 438 Southampton B, West Palm Beach, FL 33417-7812
Situs Address: 438 Southampton B, West Palm Beach, FL Case No: C-2026-04080011
PCN: 00-42-43-23-41-002-4380 Zoned: RS

Violations: 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, interior alterations have been erected or installed without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 04/08/2026 **Status:** CCH

Agenda No.: 028 Complexity Level: 1 Status: Active
Respondent: Miriam Goldman and Devora Kellner, as Trustees of the RL CEO: John Gannotti
 6-17 TUST, having an address at 934 45th Street, Brooklyn,
 NY 11219, as Grantee.
 38 Ivy Hill Rd, Lakewood, NJ 08701-5772
Situs Address: 6 Waltham A, West Palm Beach, FL Case No: C-2026-03260014
PCN: 00-42-43-23-02-001-0060 Zoned: RH

Violations: 1 **Details:** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. More specifically any and all affected surfaces and materials as a result of fire damage.
Code: Palm Beach County Property Maintenance Code - Section 14-34 (c)

Agenda No.: 017 Complexity Level: 1 Status: Active
Respondent: Dorchester F Condominium Association, Inc. CEO: Brian Burdett
 132 Dorchester F, West Palm Beach, FL 33417 United State
Situs Address: Dorchester F, West Palm Beach, FL Case No: C-2026-01080004

CODE COMPLIANCE
SPECIAL MAGISTRATE HEARING AGENDA
JULY 01, 2026 9:00 AM

PCN: Zoned: RH
Violations: 1 **Details:** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. More specifically, plumbing in common grounds repaired without a valid building permit.
Code: PBC Amendments to FBC 8th Edition (2023) - 105.1
Issued: 01/08/2026 **Status:** CCH

cc: Dorchester F Condominium Association, Inc.

**IF YOUR ASSOCIATION OR UNIT IS ON THE PZB SPECIAL
 MAGISTRATE’S DOCKETS, CONTACT PBC CODE COMPLIANCE TO
 GET THESE VIOLATIONS STRAIGHTENED OUT BEFORE THE
 HEARINGS, TO AVOID FINES.**



SOUTH CANAL- FENCE INSTALLATION WORK CONTINUES.



SOUTH CANAL- DARK FLOODLIGHT NEAR WINDSOR A. REPORTED TO FPL, TICKET #45960.



UNITED CIVIC ORGANIZATION

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(561) 683-9189

www.unitedcivic.org

ASSOCIATION MANAGEMENT COMPANY CONTACT UPDATE

For administrative, billing or emergency reasons, it is sometimes necessary for UCO to work directly with the management companies used by CV associations. Please use this brief form to keep our records updated.

DATE:	
ASSOCIATION:	

MGMT COMPANY:	
PHONE:	
EMAIL:	
24/7 CAM CONTACT:	
BILLING CONTACT:	

THIS FORM MUST BE SIGNED BY TWO ASSOCIATION OFFICERS, STAMPED WITH THE ASSOCIATION SEAL, AND DELIVERED IN PERSON TO UCO BY AN ASSOCIATION DIRECTOR OR MANAGER.

UCO OFFICE HOURS: MON-THU 9:00 AM – 12:00 PM, FRI 12:00PM – 3:00 PM.



Officer 1: _____

Signature: _____

Officer 2: _____

Signature: _____



CAMBRIDGE F- THIS WHOLE UNIT CLEANOUT, FROM A RENTAL UNIT, EXCEEDS SWA LIMITS FOR REGULAR BULK TRASH PICKUP. A SPECIAL PICKUP WAS ORDERED, AT ADDITIONAL CHARGE (\$500). THE ASSOCIATION CAN BACK CHARGE THE LANDLORD/UNIT OWNER FOR THIS COST.



CHATHAM A- RUSTED OUT DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



CHATHAM Q/R- RUSTED OUT DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



CAMDEN H/I- DUMPSTER WITH BUSTED RACCOON BAR. A REQUEST FOR REPAIR WAS SENT TO WASTE PRO.



SOMERSET L- RUSTED OUT DUMPSTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.



WALTHAM H- YELLOW TOTER WITH BUSTED LID. A REQUEST FOR REPAIR WAS SENT TO WASTE PRO.



CAMBRIDGE A- CRACKED BLUE TOTER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.